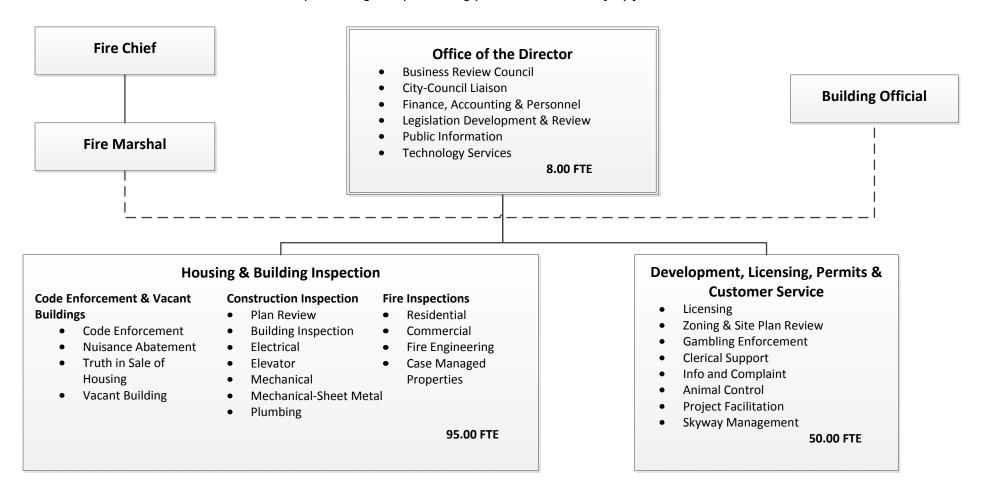
Safety and Inspections

Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.



(Total 153.00 FTE)

8/3/18

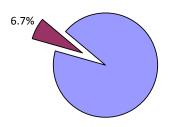
2019 Proposed Budget

Department of Safety and Inspections

Department Description:

The Department of Safety and Inspections (DSI) is a proactive, multi-disciplinary agency that builds and maintains a livable Saint Paul community through strong leadership, creative partnerships, teamwork, and effective regulatory strategies. DSI's responsibilities include: 1) Animal Control, 2) Construction Inspection, 3) Code Enforcement, 4) Fire Inspections, 5) Information and Complaint, 6) Business Licensing, 7) Construction Plan Review, 8) Site Plan Review, 9) Project Facilitation for new businesses and expansions, 10) Vacant Buildings, and 11) Zoning.

Safety & Inspections's Portion of General Fund Spending



Department Facts

Total General Fund Budget: \$20,589,164

• Total Special Fund Budget: \$567,107

• Total FTEs: 153.00

In 2017 DSI (% increase/decrease over 2016 values):

- Administered 29,558 construction permits (2% ↓), total valuation \$1,188,143,848 (819)
- Conducted 61,682 construction inspections (4% ↓)
- Issued 5,101 business licenses (21% ↑)
- Conducted 19,221 Fire C of O inspections (4% ↓), issued 5,344 certificates (3% ↓)
- Conducted 37,023 code (4% \downarrow) and 18,594 vacant building inspections (6% \downarrow)
- Responded to 4,607 animal related complaints (7% ↓)
- Managed 83,266 calls to our Information & Complaint line in 2016 (8% ↑)

Department Goals

- Prevent life and property loss.
- Promote neighborhood safety and livability.
- Engage communities in effective communication, customer service and education.
- Promote sustainable and innovative solutions.
- Ensure equity in the delivery of our programs/services.
- Provide seamless services to help individuals operate businesses.

Recent Accomplishments

- Facilitated planning and construction of soccer stadium in iconic Midway
- Significant investments in technology (New Business Licensing Software, Electronic Plan Review Software, Inspection Scheduling App for Construction Service permits, Summary Abatement App for code inspectors)
- Conducted education and enforcement to reduce sales of tobacco products to youth
- Created and distributed "Opening a Business" Pocket Guide to assist entrepreneurs in opening and expanding their businesses
- Implemented two significant Racial Equity workforce retention strategies (Compressed Work Schedules and DSI Mentorship Program)
- Began two Racial Equity Impact Assessments in Licensing and Code Enforcement
- Increased full-time people of color employed by the department to 19.4% through recruitment and development strategy
- Facilitated community stakeholder workgroups related to ordinance amendments for Short Term Rentals, Skyway conduct/security, and Sustainable "To Go" Food Packaging

2019 Proposed Budget

Department of Safety and Inspections

Fiscal Summary

	2017 Actual	2018 Adopted	2019 Proposed	Change	% Change	2018 Adopted FTE	2019 Proposed FTE
Spending							
100: General Fund	18,826,529	19,371,311	20,589,164	1,217,853	6.3%	147.62	151.80
215: Assessment Financing	376,152	375,000	375,000	-	0.0%	-	-
228: Charitable Gambling	130,757	273,922	192,107	(81,815)	-29.9%	1.38	1.20
Total	19,333,438	20,020,233	21,156,271	1,136,038	5.7%	149.00	153.00
Financing							
100: General Fund	19,435,417	17,371,141	18,223,692	852,551	4.9%		
215: Assessment Financing	414,629	375,000	375,000	-	0.0%		
228: Charitable Gambling	196,151	273,922	192,107	(81,815)	-29.9%		
Total	20,046,197	18,020,063	18,790,799	770,736	4.3%		

Budget Changes Summary

The 2019 proposed budget for the Department of Safety and Inspections (DSI) includes resources for a new administrative citation program for code violations that aims to replace criminal citations with civil penalties, while also promoting and ensuring public safety and health. The 2019 proposed budget also includes investments in construction services, including two additional inspectors and one new plan reviewer dedicated to administering Sewer Availability Charges.

Projections for DSI revenues are incorporated into the 2019 proposed budget, including estimates for a 3% increase on building permit and plan review fees. Additionally, expenses and revenues for summary abatement and assessments are adjusted to reflect recent trends.

Department of Safety and Inspections

		Change from 2018 Adopted		
	_	Spending	<u>Financing</u>	<u>FTE</u>
Current Service Level Adjustments				
Current service level adjustments include a reallocation of personnel to better align s corresponding change in FTEs in Fund 228.	staffing with department operations. There is	а		
Current service level adjustments		832,056	-	0.18
	Subtotal:	832,056	-	0.18
Construction Trades Inspectors				
The 2019 proposed budget includes two additional construction trades incpectors to permits in Saint Paul and to address the backlog of uninspected permits.	keep up with the growing demand for consti	ruction		
Building Inspector		140,940	-	1.00
Sheet Metal Inspector		153,931	-	1.00
	Subtotal:	294,871	-	2.00
OSI Revenues				
Building permit and plan review revenues have been trending up for the past few year revenues. Revenue from a 3% across the board increase in building permit and plan retargeted fee increases on some business licenses will go into effect in 2019 to reflect	review fees is also included in DSI's budget. La	astly,		
Volume-based adjustments		-	220,000	-
Building permits - 3% fee increase		-	280,000	-
Plan review - 3% fee increase		-	70,000	-
Business licenses targeted fee increase		-	49,151	-
	Subtotal:	-	619,151	-

		Chang	e from 2018 Adopt	ed
Administrative Citation Program		Spending	Financing	<u>FTE</u>
In 2019, the City will launch an administrative citation program to replace criminal citations with program will allow for more efficient, expeditious, and equitable enforcement, while improving tenants. The 2019 budget includes an additional DSI Management Assistant III and a contract fo manage and enforce this policy change. The costs associated with this new program are expected	safety and minimizing the need r an administrative hearing office	I to displace cer to help		
Administrative citation program		118,361	250,000	1.00
	Subtotal:	118,361	250,000	1.00
Building Plan Review (SAC)				
The 2019 proposed budget includes an additional Plan Review Examiner II to review and admini construction projects. This position will provide administrative review of all new business owner administered correctly, removing a potentially significant hurdle for new businesses. The costs a offset by the expected revenue from SAC reviews.	rs' SAC charges to ensure that t	hey are being		
Plan Review Examiner II		72,565	33,400	1.00
	Subtotal:	72,565	33,400	1.00

Department of Safety and Inspections

	Chan	Change from 2018 Adopted		
	Spending	<u>Financing</u>	<u>FTE</u>	
Virtual One Shop and Space Planning				
In 2019, DSI will remodel their office space to improve the customer service experience. This remodel will accomplish virtual "One Shop" for DSI customers, create customer self-service areas with kiosks, and redesign space to increase s collaboration.	=			
Office remodel	250,000	250,000	-	
Subto	otal: 250,000	250,000	-	
Assessment Changes				
Summary abatement grounds maintenance spending has been below budget for the last several years. The 2019 budger reflect trends in actual spending. The budget also includes reductions in summary abatement and vacant building reversellections.				
Grounds maintenance	(350,000)		-	
Abatement and vacant building assessments		(300,000)	-	
Subto	otal: (350,000)	(300,000)	-	
Fund 100 Budget Changes Total	1,217,853	852,551	4.18	

	Departme		
	Change	e from 2018 Adopto	ed
•	Spending	Financing	FTE
	_	_	_
Subtotal:	-	-	-
	-	-	-
	<u>spending</u>	Financing	<u>FTE</u>
epartment operations. There	is a		
	185	185	(0.18)
Subtotal:	185	185	(0.18)
Subtotal:			
Subtotal: 2019 proposed budget rem	185		
	185		
	185	185	
		Spending - Subtotal:	Subtotal: Change from 2018 Adopte Spending Financing



Spending Reports

CITY OF SAINT PAUL

Department Budget Summary (Spending and Financing)

Department: SAFETY AND INSPECTION

	2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	Change From 2018 Adopted
Spending by Fund				•	
CITY GENERAL FUND	18,088,352	18,826,529	19,371,311	20,589,164	1,217,852
ASSESSMENT FINANCING	361.116	376,152	375,000	375,000	,,
CHARITABLE GAMBLING	105,865	130,757	273,922	192,107	(81,815)
TOTAL SPENDING BY FUND	18,555,333	19,333,438	20,020,233	21,156,271	1,136,038
Spending by Major Account					
EMPLOYEE EXPENSE	15,161,132	16,012,455	16,244,744	17,605,062	1,360,318
SERVICES	3,017,340	2,845,078	3,319,744	3,211,957	(107,786)
MATERIALS AND SUPPLIES	174,444	282,914	258,744	258,744	
ADDITIONAL EXPENSES			1,500	1,500	
CAPITAL OUTLAY	44,817	22,472	45,000	45,000	
DEBT SERVICE	99	19			
OTHER FINANCING USES	157,500	170,500	150,501	34,007	(116,494)
TOTAL SPENDING BY MAJOR ACCOUNT	18,555,333	19,333,438	20,020,233	21,156,271	1,136,038
Financing by Major Account					
TAXES	167,646	195,200	191,922	192,107	185
LICENSE AND PERMIT	7,527,005	10,234,614	8,776,699	9,305,850	529,151
CHARGES FOR SERVICES	5,709,788	6,685,578	5,916,722	6,305,122	388,400
FINE AND FORFEITURE	94,067	53,401	67,000	52,000	(15,000)
ASSESSMENTS	239,022	82,142			,
INVESTMENT EARNINGS	3,294	951			
MISCELLANEOUS REVENUE	2,475	4,744			
OTHER FINANCING SOURCES	3,044,282	2,789,567	3,067,720	2,935,720	(132,000)
TOTAL FINANCING BY MAJOR ACCOUNT	16,787,580	20,046,196	18,020,063	18,790,799	770,736

CITY OF SAINT PAUL Spending Plan by Department

Department: SAFETY AND INSPECTION Fund: CITY GENERAL FUND

		2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	Change From 2018 Adopted
Spending by	Major Account					
EMPLOYEE E	-	15,078,150	15,919,855	16,121,287	17,475,283	1,353,995
SERVICES		2,645,020	2,457,519	2,814,653	2,793,355	(21,298)
	AND SUPPLIES	174,444	267,997	250,204	250,204	(= :,== : /
ADDITIONAL	EXPENSES	,		1.500	1,500	
CAPITAL OUT		44,817	22,472	45,000	45,000	
DEBT SERVIO	CE	99	19	,	,	
OTHER FINAL	NCING USES	145,822	158,666	138,667	23,822	(114,845)
	Total Spending by Major Account	18,088,352	18,826,529	19,371,311	20,589,164	1,217,852
Spendina by	Accounting Unit					
10024100	DSI ADMINISTRATION	956,450	1,032,430	1,030,309	1,405,811	375,502
10024200	PROPERTY CODE ENFOREMENT	1,283,213	1,477,914	1,689,990	1,553,101	(136,888)
10024205	VACANT BLDG CODE ENFORCEMENT	818,292	823,787	782,022	905,847	123,825
10024210	SUMMARY NUISANCE ABATEMENT	1,153,631	1,007,631	1,263,745	913,445	(350,300)
10024215	TRUTH IN SALE OF HOUSING	94,418	82,175	7,492	109,995	102,503
10024220	PERFORMANCE DEPOSIT PROJECTS	15	1			
10024300	CONSTRUCTION SVCS AND PERMITS	5,971,341	6,189,822	6,560,963	7,334,627	773,665
10024400	FIRE CERTIFICATE OF OCCUPANCY	2,743,148	2,812,886	2,813,302	2,973,589	160,288
10024500	BUSINESS AND TRADE LICENSE	1,713,326	1,642,940	1,456,994	1,429,032	(27,961)
10024505	ZONING	1,066,652	1,146,246	1,021,377	1,064,377	43,000
10024510	ANIMAL AND PEST CONTROL	1,011,458	997,872	1,036,556	1,066,839	30,283
10024520	INFORMATION & COMPLAINT	279,809	339,938	429,430	883,759	454,329
10024525	DSI CLERICAL SUPPORT	996,600	1,272,888	1,279,131	948,739	(330,392)
	Total Spending by Accounting Unit	18,088,352	18,826,529	19,371,311	20,589,164	1,217,852

CITY OF SAINT PAUL Spending Plan by Department

Department: SAFETY AND INSPECTION Fund: ASSESSMENT FINANCING

: ASSESSMENT FINANCING Budget Year: 2019

		2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	Change From 2018 Adopted
Spending by	Major Account					
EMPLOYEE E	EXPENSE	1,452	1,980	8,724	9,160	436
SERVICES		359,664	374,172	366,276	365,840	(436)
	Total Spending by Major Account	361,116	376,152	375,000	375,000	
Spending by	Accounting Unit					
21524250	NUISANCE BUILDINGS ABATEMENT	361,116	376,152	375,000	375,000	
	Total Spending by Accounting Unit	361,116	376,152	375,000	375,000	

CITY OF SAINT PAUL Spending Plan by Department

Department: SAFETY AND INSPECTION Fund: CHARITABLE GAMBLING

Change From 2016 2017 2018 2019 2018 Actuals Actuals Mayor's **Adopted Adopted Proposed Spending by Major Account** EMPLOYEE EXPENSE 81,530 90,620 114,733 120,620 5,886 **SERVICES** 12,656 13,386 138,815 52,762 (86,052) MATERIALS AND SUPPLIES 14,917 8,540 8,540 OTHER FINANCING USES 11,678 11,834 11,834 10,185 (1,649)(81,815) 105,865 130,757 273,922 192,107 **Total Spending by Major Account Spending by Accounting Unit** 22824550 GAMBLING ENFORCEMENT (81,815) 105,865 130,757 273,922 192,107 105,865 192,107 **Total Spending by Accounting Unit** 130,757 273,922 (81,815)



Financing Reports

Company: CITY OF SAINT PAUL
Department: SAFETY AND INSPECTION
Fund: CITY GENERAL FUND

						Change From
		2016	2017	2018	2019	2018
Account	Account Deceription	Actuals	Actuals	Adopted	Mayor's	Adopted
Account					Proposed	
42105-0	BUSINESS LICENSE	807,109	785,512	991,843	1,040,994	49,151
42205-0	TRADE OCCUPATION LICENSE	257,613	265,797	240,000	240,000	
42210-0	TRUTH IN HOUSING EVALUATOR	9,578	1,900	4,500	4,500	
42220-0	ANIMAL LICENSE	104,978	106,242	112,200	112,200	
42505-0	BUILDING PERMIT	6,347,727	9,075,163	7,428,156	7,908,156	480,000
TOTAL FO	OR LICENSE AND PERMIT	7,527,005	10,234,614	8,776,699	9,305,850	529,151
44225-0	MAPS PUBLICATION REPORT HISTOR	366	1,514			
44505-0	ADMINISTRATION OUTSIDE	24,560	34,102	25,000	288,400	263,400
44590-0	MISCELLANEOUS SERVICES	901				
45110-0	FIRE SAFETY SERVICES RMS	278,916	301,066	250,000	250,000	
45130-0	FIRE WATCH STANDBY	16,476	18,665	10,000	10,000	
46105-0	PLAN REVIEW	1,830,388	3,228,328	2,375,600	2,545,600	170,000
46110-0	VACANT BUILDING REGISTRATION	709,436	537,360	629,134	599,134	(30,000)
46115-0	ZONING FEES AND LETTERS	102,901	113,468	53,550	103,550	50,000
46120-0	DSI SAC ADMINISTRATION	21,263	49,551	25,000	45,000	20,000
46125-0	TRUTH IN SALE OF HOUSING	167,313	152,506	150,000	150,000	
46130-0	ZONING SITE PLAN	189,092	190,040	245,769	195,769	(50,000)
46135-0	CERTIFICATE OF COMPETENCY	248,346	256,953	220,000	220,000	
46140-0	EXAMINATION FEES	25,653	19,610	30,000	30,000	
46145-0	CODE COMPLIANCE INSPECTION	205,205	145,386	251,800	201,800	(50,000)
46150-0	EXCESSIVE CONSUMPTION	29,760	32,647	23,000	23,000	
46155-0	RCTFL ANNUAL FEE	18,375	19,425		15,000	15,000
46205-0	CERT OF OCC COMMERCIAL	577,084	508,231	594,865	594,865	
46210-0	CERT OF OCC PROVISIONAL	155,413	83,742	82,421	82,421	
46215-0	CERT OF OCC RESID 1 AND 2 UNIT	688,912	705,647	701,162	701,162	
46220-0	CERT OF OCC RESID 3 OR MORE	419,428	287,339	249,421	249,421	
TOTAL FO	OR CHARGES FOR SERVICES	5,709,788	6,685,578	5,916,722	6,305,122	388,400

Company: CITY OF SAINT PAUL
Department: SAFETY AND INSPECTION
Fund: CITY GENERAL FUND

					Change From
Account Description	2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	2018 Adopted
53105-0 PENALTY AND FINE	44,067	48,401	67,000	52,000	(15,000)
53305-0 FORFEITURES	50,000	5,000			
TOTAL FOR FINE AND FORFEITURE	94,067	53,401	67,000	52,000	(15,000)
54115-0 TAX FORFEITED PROPERTY	239,022	82,142			
TOTAL FOR ASSESSMENTS	239,022	82,142			
55520-0 OTHER AGENCY SHARE OF COST	1,472	1,408			
55815-0 REFUNDS OVERPAYMENTS		1,697			
55845-0 JURY DUTY PAY	276				
55850-0 SUBPOENA WITNESS	25	253			
55905-0 CASH OVER OR SHORT	(30)	4			
55915-0 OTHER MISC REVENUE	732	1,382			
TOTAL FOR MISCELLANEOUS REVENUE	2,475	4,744			
56225-0 TRANSFER FR SPECIAL REVENUE FU	272,525	272,525	95,525	345,525	250,000
56240-0 TRANSFER FR ENTERPRISE FUND	210,050	210,050	210,050	210,050	
56305-0 TRANSFER ABATEMENT ASMTS	712,756	717,599	896,500	816,500	(80,000)
56310-0 TRANSFER EXCESSIVE CONSUMP ASMTS	111,210	159,987	135,000	135,000	
56315-0 TRANSFER VEHICLE TOWING ASMTS		39,010	45,000	45,000	
56320-0 TRANSFER TRASH HAULING ASMTS	33,030	36,667	128,000	128,000	
56325-0 TRANSFER GRAFFITI ASMTS	17,175	28,213	23,000	23,000	
56330-0 TRANSFER BOARD UP ASMTS	520,854	199,391	205,000	205,000	
56335-0 TRANSFER DEMOLITION ASMT	72,753	3,489			
56340-0 TRANSFER CERT OF OCCUPANCY ASMTS	270,355	287,152	123,424	123,424	
56345-0 TRANSFER VACANT BUILDINGS ASMTS	597,048	420,534	749,221	529,221	(220,000)
58101-0 SALE OF CAPITAL ASSET	261	321			
TOTAL FOR OTHER FINANCING SOURCES	2,818,017	2,374,938	2,610,720	2,560,720	(50,000)
TOTAL FOR CITY GENERAL FUND	16,390,374	19,435,417	17,371,141	18,223,692	852,551

Company: CITY OF SAINT PAUL
Department: SAFETY AND INSPECTION

Fund: ASSESSMENT FINANCING Budget Year: 2019

					Change From
Account Description	2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	2018 Adopted
56250-0 TRANSFER FR CDBG	226,266	414,629	375,000	375,000	
TOTAL FOR OTHER FINANCING SOURCES	226,266	414,629	375,000	375,000	
TOTAL FOR ASSESSMENT FINANCING	226,266	414,629	375,000	375,000	

Company: CITY OF SAINT PAUL
Department: SAFETY AND INSPECTION

Fund: CHARITABLE GAMBLING Budget Year: 2019

					Change From
Account Description	2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	2018 Adopted
40710-0 GAMBLING TAX	167,646	195,200	191,922	192,107	185
TOTAL FOR TAXES	167,646	195,200	191,922	192,107	185
54505-0 INTEREST INTERNAL POOL	5,052				
54506-0 INTEREST ACCRUED REVENUE	184	(701)			
54510-0 INCR OR DECR IN FV INVESTMENTS	(1,942)	1,653			
TOTAL FOR INVESTMENT EARNINGS	3,294	951			
59910-0 USE OF FUND EQUITY			82,000		(82,000)
TOTAL FOR OTHER FINANCING SOURCES			82,000		(82,000)
TOTAL FOR CHARITABLE GAMBLING	170,941	196,151	273,922	192,107	(81,815)
TOTAL FOR SAFETY AND INSPECTION	16,787,580	20,046,196	18,020,063	18,790,799	770,736

CITY OF SAINT PAUL Financing Plan by Department

Department: SAFETY AND INSPECTION Fund: CITY GENERAL FUND

Fund: CITY GENERAL FUND Budget Year: 2019

					Change From		
		2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	2018 Adopted	
Financing by	/ Major Account						
LICENSE AND PERMIT		7,527,005	10,234,614	8,776,699	9,305,850	529,151	
CHARGES FOR SERVICES		5,709,788	6,685,578	5,916,722	6,305,122	388,400	
FINE AND FORFEITURE		94,067	53,401	67,000	52,000	(15,000)	
ASSESSMENTS		239,022	82,142		,	,	
MISCELLANEOUS REVENUE		2,475	4,744				
OTHER FINANCING SOURCES		2,818,017	2,374,938	2,610,720	2,560,720	(50,000)	
	Total Financing by Major Account	16,390,374	19,435,417	17,371,141	18,223,692	852,551	
Financing by	Accounting Unit						
10024100	DSI ADMINISTRATION	2,679,288	1,923,832	120,525	620,525	500,000	
10024200	PROPERTY CODE ENFOREMENT	246,760	204,647	23,000	23,000		
10024205	VACANT BLDG CODE ENFORCEMENT	929,032	842,427	880,934	815,934	(65,000)	
10024210	SUMMARY NUISANCE ABATEMENT		3,489	2,305,145	2,005,145	(300,000)	
10024215	TRUTH IN SALE OF HOUSING	176,891	154,406	154,500	154,500		
10024300	CONSTRUCTION SVCS AND PERMITS	8,453,278	12,597,401	10,063,756	10,732,156	668,400	
10024400	FIRE CERTIFICATE OF OCCUPANCY	2,137,131	1,967,403	1,887,869	1,887,869		
10024500	BUSINESS AND TRADE LICENSE	1,136,106	1,120,955	1,313,843	1,362,994	49,151	
10024505	ZONING	364,761	374,766	369,519	369,519		
10024510	ANIMAL AND PEST CONTROL	267,128	246,092	252,050	252,050		
	Total Financing by Accounting Unit	16,390,374	19,435,417	17,371,141	18,223,692	852,551	

CITY OF SAINT PAUL Financing Plan by Department

Department: SAFETY AND INSPECTION Fund: ASSESSMENT FINANCING

		2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	Change From 2018 Adopted
Financing b	by Major Account					
OTHER FINANCING SOURCES		226,266	414,629	375,000	375,000	
	Total Financing by Major Account	226,266	414,629	375,000	375,000	
Financing b	by Accounting Unit					
21524250	NUISANCE BUILDINGS ABATEMENT	226,266	414,629	375,000	375,000	
	Total Financing by Accounting Unit	226,266	414,629	375,000	375,000	

CITY OF SAINT PAUL Financing Plan by Department

Department: SAFETY AND INSPECTION Fund: CHARITABLE GAMBLING

Fund: CHARITABLE GAMBLING Budget Year: 2019

		2016 Actuals	2017 Actuals	2018 Adopted	2019 Mayor's Proposed	Change From 2018 Adopted
Financing by	y Major Account					
TAXES		167,646	195,200	191,922	192,107	185
INVESTMENT EARNINGS		3,294	951			
OTHER FINANCING SOURCES				82,000		(82,000)
	Total Financing by Major Account	170,941	196,151	273,922	192,107	(81,815)
Financing by	y Accounting Unit					
22824550	GAMBLING ENFORCEMENT	170,941	196,151	273,922	192,107	(81,815)
	Total Financing by Accounting Unit	170,941	196,151	273,922	192,107	(81,815)